(a) the guidelines and proposals formulated by Government to amend ULC Act, 1976 and whether State Governments and concerned authorities have agreed to these proposals ;

(b) the implications of the recommendation ; and

(c) the time likely to be taken to implement the proposals formulated by his Ministry ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P. K. THUNGON) : (a) to (c) The Government of India have formulted various proposals to amend the Urban Land (Ceiling & Regulotion) Act 1976 for increasing the housing stock in the country and make more land available for the purposes of development. No final decision has been taken so far.

The amendment Bill to the Urban land (Ceiling & Regulation) Act, 1976 can be introduced in the Parliament only after a resolution is passed to this effect by the State Legislatures in terms of the provisions of Article 252 (2) of the Constitution of India. Hence, it is difficult to indicate the time frame within which can proposals formulated by this Ministry can be implemented.

Housing Scheme for Retiring/Retired Government Employees

3542. SHRI GOVINDRAO ADIK : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether Government have planned and are executing a housing scheme for the retiring/retired Government employees on an all India basis, if so, the details thereof ;

(b) whether there is any housing schemes at Delhi/New Delhi under DDA or society on hire purchase basis for the retiring/retired Government employees in view of the great housing difficulty faced by such employees in the capital ;

(c) if so, the names of such schemes with formalities to be undertaken by retiring Government employees and mode of payment required in such cases ;

(d) whether allotments of flats as in part (a) have made during 1993 ; and

(b) if so, the details thereof, category-wise, area-wise with cost fixed category and area-wise ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P. K. THUNGON) : (a) To ameliorate the housing problems of Central Government employees including retired employees (within 5 Years) the Central Government employees Welfare Housing Organisation was set up in July, 1990 under the aegis of the Ministry of Urban Development for providing dwelling units on a no profit no loss basis. The organisation has since announced four schemes at (i) Narul, New Bombay (ii) Madras (iii) Calcutta and (iv) Noida.

(b) and (c) The DDA has recently approved a scheme for priority allotment of houses to retired/retiring public servants registered under the New Pattern Registration Scheme, 1979. The salient features of this scheme are enclosed as a statement. (*See* below).

(d) No. Sir.

(e) Question does not arise in view of reply to part (d) above.

STATEMENT

Salient features of a Scheme for Retired/Retiring Public Servants Registered under NPRS—1979

The Delhi Development Authority has approved a scheme for priority allotment of flats to retired/retiring public servants registered under the new pattern registration scheme 1987. The salient features of the scheme are given below :

I. *Eligibility criteria*

The eligibility criteria is :

(a) Public servants already registered under the NPRS—1979.

(b) Persons who have retired or will retire between 31-12-91 and 31-12-94.

(c) The terms 'public servant' would mean and include the employees of the following organisation :

(i) Central Governments;
(ii) Delhi Administration;
(iii) Statutory Autonomous Body of State Government and Union Territories.
(iv) Public sector Undertakings/Institutes of Government of India and NCTD.
(v) Nationalised Banks.
(vi) State Governments.

(d) The employees of the Afore-mentioned organisation who have taken voluntary retirement not prior to December, 1992 shall also be eligible for allotment.

II. *Applicability of the Scheme*

Priority allotment under the scheme for retired/retiring Persons would be made only in LIG and MIG categories.

III. *Cancellation of Registration on Non-Acceptance of Allotment*

In case of registrant fails to avail and opportunity after allotment of a flat under the scheme, his registration shall be cancelled.

IV. *Payment requirement.*

(a) In case of eligible registrants who have retired, allotment will be made on cash-down basis.

(b) In case of retiring persons, payment terms would be such that they pay instalments upto the date of retirement and the balance at the time of retirement.

DDA Flats Lying Vacant

3543. SHRI VIJAY KUMAR MALHOTRA : Will the Minister of URBAN DEVELOPMENT be pleased to state :

refer to the answer to Unstarred Questions 1716 given in the Rajya Sabha on 4th March, 1994 and state :

(a) the number of DDA flats which are lying vacant as on date and the areas in which they are located and the category thereof and since when are these lying vacant with reasons for not making allotment of those flats as yet ;

(b) the steps taken to allot the flats in question without delay and to take measures to check such rent scandal henceforth ; and

(c) the number of registrants waiting for allotment DDA flats and since when ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P. K. THUNGON) : (a) The information is being collected and will be laid on the Table of the Sabha.

(b) During the 1993-94, 10 major drawn were conducted and 15138 number of flats were allotted/allocated.

(c) The following number of registrants are awaiting allotment of DDA flats since the inception of their respective schemes :—

1. New Pattern Registration Scheme 1979—36,245.
2. Self Financing Scheme VI & VIA—7,274
3. Ambedkar Awas Yojana, 1989—17,863.